

# PROFORMA INVOICE

<b>Vastukala Consultants (I) Pvt Ltd</b> Ackruti Star, 1st Floor, 121, Central Road, MIDC, Andheri (E), Mumbai - 400 093 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No. <b>PG-380/23-24</b>	Dated <b>2-May-23</b>
Buyer (Bill to) <b>Zoroastrian Co-operative Bank-Lokhandwala Branch</b> Lokhandwala Branch S41, Lokhandwala Complex Market, Main Rd, Lokhandwala, Lokhandwala Complex, Andheri West, Mumbai 400053 GSTIN/UIN : 27AAAAZ0071B1ZW State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. <b>31192 / 2300385</b>	Delivery Note Date
Dispatched through		Destination
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> <i>(Technical Inspection and Certification Services)</i>	997224	18 %	<b>5,000.00</b>
	<b>CGST</b>			<b>450.00</b>
	<b>SGST</b>			<b>450.00</b>
<b>Total</b>				<b>₹ 5,900.00</b>

Amount Chargeable (in words)

E. & O.E

**Indian Rupee Five Thousand Nine Hundred Only**

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	5,000.00	9%	450.00	9%	450.00	900.00
<b>Total</b>	<b>5,000.00</b>		<b>450.00</b>		<b>450.00</b>	<b>900.00</b>

Tax Amount (in words) : **Indian Rupee Nine Hundred Only**

Company's Bank Details

Bank Name : **ICICI BANK LTD**

A/c No. : **123105000319**

Branch & IFS Code : **MIG Colony, Bandra (E.), Mumbai & ICIC0001231**



UPI Virtual ID : **vastukala@icici**

Remarks:

Mr. Kedar Nalinkumar Vashi & Mrs. Sejal Kedar Vashi -  
 Residential Flat No. 2204, 22nd Floor, Tower B,  
 "Runwal Elegante", Oshiwara, Lokhandwala, Andheri ( West),  
 Mumbai – 400058, State – Maharashtra, Country – India

Company's PAN : **AADCV4303R**

Declaration

NOTE – AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE.  
 MSME Registration No. - 27222201137

**for Vastukala Consultants (I) Pvt Ltd**

*(Signature)*  
 Authorized Signatory

This is a Computer Generated Invoice



**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001:2015 Certified Company

www.vastukala.org



## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Kedar Nalinkumar Vashi & Mrs. Sejal Kedar Vashi**

Residential Flat No. 2204, 22<sup>nd</sup> Floor, Tower B, "Runwal Elegante", Oshiwara, Lokhandwala, Andheri (West), Mumbai – 400058, State – Maharashtra, Country – India.

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Latitude Longitude - 19°08'26.3"N 72°49'43.3"E

### Valuation Done for:

**The Zoroastrian Co-operative Bank Ltd.**

**Lokhandwala Branch**

S41, RNA Shopping Arcade, Lokhandwala Complex Market, Main Road, Swami Samarth Nagar Lokhandwala, Lokhandwala Complex, Andheri West, Mumbai – 400053, State – Maharashtra, Country – India.



#### Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot  
Thane Nanded Indore Raipur  
Delhi NCR Nashik Ahmedabad Jaipur

**Regd. Office :** 121, 1st Floor, Akruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093, (M.S.), INDIA  
TeleFax : +91 22 28371325/24  
mumbai@vastukala.org

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 2204, 22<sup>nd</sup> Floor, Tower B, "Runwal Elegante", Oshiwara, Lokhandwala, Andheri (West), Mumbai – 400058, State – Maharashtra, Country – India belongs to **Mr. Kedar Nalinkumar Vashi & Mrs. Sejal Kedar Vashi.**

Boundaries of the property.

North	P Tandon Marg
South	Nala
East	Raheja Crest
West	Nala

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property-premises can be assessed and **Fair Market Value** for this particular purpose at **₹ 4,65,68,300.00 (Rupees Four Crore Sixty Five Lakh Sixty Eight Thousand Three Hundred Only).**

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**MANOJ BABURAO  
CHALIKWAR**

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=admins,  
2.5.4.20e4982258c4fad355d334cd92685912990f3e3394f8,  
30115279b17a1865652, postalCode=400099, st=Maharashtra,  
serialNumber=41a26a566a0cc9f86b2a55a8fc3c34b31f31b2,  
e=94e282e29a327b625bfc, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.05.02 15:24:01 +05'30'



**Director**

**Auth. Sign.**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

TZCBL Emp. No. Ref: ZCBL/CO/AUD/19-20/100

Encl.: Valuation report



### Our Pan India Presence at :

- |           |            |           |        |
|-----------|------------|-----------|--------|
| Mumbai    | Aurangabad | Pune      | Rajkot |
| Thane     | Nanded     | Indore    | Raipur |
| Delhi NCR | Nashik     | Ahmedabad | Jaipur |



**VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY**

1	Date of Inspection	:	28.04.2023
2	Purpose of valuation	:	As per request from The Zoroastrian Co-operative Bank Ltd, Lokhandwala Branch, Fair Market Value of the property under reference for Bank Loan Purpose
3	Name and address of the Valuer	:	<b>Manoj B. Chalikwar</b> <b>Vastukala Consultants (I) Pvt. Ltd.</b>  121, 1 <sup>st</sup> Floor, Ackruti Star, Central Road, MIDC, Andheri (East), Mumbai – 400 093.
4	<b>List of Documents Handed Over to The Valuer by The Bank</b> 1. Copy of Agreement for Sale dated 04.09.2017. 2. Copy of Commencement Certificate No. CE / 9554 / WS / AK dated 05.01.2010 issued by Municipal Corporation of Greater Mumbai.		
5	Details of enquiries made/ visited to government Office for arriving fair market value.	:	Market analysis and as per sub-registrar value.
6	Factors for determining its market value.	:	Location, development of surrounding area, type of construction, construction specifications, age of building, condition of the premises & building, facilities provided and its prevailing market rate.
7	ANY CRITICAL ASPECTS ASSOCIATED WITH PROPERTY	:	No
8	Present/Expected Income from the property	:	₹ 1,17,000.00 Expected rental income per month
	<b>Property Details</b>	:	
9	Name(s) of the Owner and Postal address of the property under consideration.	:	<b>Mr. Kedar Nalinkumar Vashi &amp; Mrs. Sejal Kedar Vashi</b>  <b>Address:</b> Residential Flat No. 2204, 22 <sup>nd</sup> Floor, Tower B, "Runwal Elegante", Oshiwara, Lokhandwala, Andheri (West), Mumbai – 400058, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Varam Vashi (Owner's Son) Contact No. 9711263010
10	If the property is under joint ownership/ co-ownership share of each such owner/ are the share is undivided.	:	Joint Ownership (Details of ownership share not available)
11	Brief description of the property.	:	The property is a residential flat located on 22 <sup>nd</sup> Floor. The composition of flat is 3 Bedrooms + Living & Dining + Kitchen + 3 Toilets + Balcony + Passage (i.e., <b>3BHK + 3 Toilets</b> ). The property is at 550 M. travelling distance from nearest metro railway station Lower Oshiwara.

12	Location of the property (C.T.S. No., Survey No., Hissa No., Plot No., etc.).	:	C.T.S. No. 620 of Village – Oshiwara
13	<b>Boundaries</b>	:	<b>As per Site</b> <b>As per Documents</b>
	North	:	P Tandon Marg                      Details not available
	South	:	Nala                                      Details not available
	East	:	Raheja Crest                      Details not available
	West	:	Nala                                      Details not available
14	Matching of Boundaries	:	N.A.
15	Route map	:	Enclosed
16	Any specific identification marks	:	Behind Infinity Mall
17	Whether covered under Corporation/ Panchayat/ Municipality.	:	Municipal Corporation of Greater Mumbai
18	Whether covered under any land ceiling of State/ Central Government.	:	No
19	Is the land freehold/ leasehold?	:	Free Hold
20	Are there any restrictive covenants in regard to use of Land? If so, attach a copy of the covenant.	:	As Per Agreement
21	Type of the property	:	Residential
22	Year of acquisition/ purchase.	:	Agreement for Sale dated 04.09.2017
23	Purchase value as per document	:	₹ 3,99,65,942.00
24	Whether the property is occupied by owner or tenant. If occupied by tenant since how long he is staying and the amount of rent being paid.	:	Owner Occupied
25	Classification of the site	:	
	a. Population group	:	Urban
	b. High/ Middle/ Poor class	:	Middle Class
	c. Residential/ Non-Residential	:	Residential
	d. Development of surrounding area	:	Developed Area
	e. Possibility of any threat to the property (Floods, calamities etc.).	:	No
26	Proximity of civic amenities (like school, hospital, bus stop, market etc.).	:	All Available near by
27	Level of the land (Plain, rock etc.)	:	Plain
28	Terrain of the Land.	:	Levelled
29	Shape of the land (Square/ rectangle etc.).	:	Irregular
30	Type of use to which it can be put (for construction of house, factory etc.).	:	Residential purpose
31	Whether the plot is under town planning approved layout?	:	Information not Available
32	Whether the building is intermittent or corner?	:	Intermittent

33	Whether any road facility is available?	:	Yes
34	Type of road available (B.T/Cement Road etc.).	:	B.T. Road
35	Front Width of the Road?	:	06.00 M. Wide Road
36	Source of water & water potentiality.	:	Municipal Water supply
37	Type of Sewerage System.	:	Connected to Municipal Sewerage System
38	Availability of power supply.	:	Yes
39	Advantages of the site.	:	Located in developed area
40	Disadvantages of the site.	:	No
41	Give instances of sales of immovable property in the locality on a separate sheet, indicating the name & address of the property, registration No. sale price and area of land sold.	:	As per Sub-Registrar of Assurance records
<b>Valuation of the property:</b>			
42	Total area of the Residential Flat	:	Carpet Area in Sq. Ft. = 1,014.00 (Area as per actual site measurement)  <b>Carpet Area in Sq. Ft. = 1,019.00</b> <b>(Area as per Agreement for Sale)</b>  Built Up Area in Sq. Ft. = 1,223.00 (Area as per Agreement for Sale)
43	Prevailing market rate.	:	₹ 45,700.00 per Sq. Ft. Rate on Carpet Area
44	Floor Rise Rate per Sq. Ft.	:	₹ 0.00
45	PLC Rate per Sq. Ft.	:	₹ 0.00
46	Total Rate per Sq. Ft.	:	₹ 45,700.00 per Sq. Ft. Rate on Carpet Area including car parking
47	Guideline rate obtained from the Stamp Duty Ready Reckoner.	:	₹ 2,96,229.00 per Sq. M. i.e. ₹ 27,520.00 per Sq. Ft.
47a	Guideline rate (after depreciation)	:	₹ 2,86,871.00 per Sq. M. i.e. ₹ 26,651.00 per Sq. Ft.
48	Government Value	:	
			<b>Area in Sq. Ft.      Rate      Value</b>
	Built Up Area	:	1,223.00      ₹ 26,651.00 <b>₹ 3,25,94,173.00</b>
49	Value of the property		
			<b>Area in Sq. Ft.      Rate      Value</b>
	Built Up Area	:	1,019.00      ₹ 45,700.00 <b>₹ 4,65,68,300.00</b>
	Total Value of the Property		<b>₹ 4,65,68,300.00</b>
50	The realizable value of the property	:	<b>₹ 4,65,68,300.00</b>
51	Distress value of the property	:	<b>₹ 4,19,11,470.00</b>





n	Bore Well	:	Not found
o	Wardrobes, if any	:	No
p	Development of open area	:	Cemented road in open spaces, etc.
<b>Valuation of proposed construction/ additions/ renovation if any:</b>			
62	<b>SUMMARY OF VALUATION:</b>	:	
	Part I Land	:	₹ 0.00
	Part II Building	:	<b>₹ 4,65,68,300.00</b>
	Part III Other amenities/ Miscellaneous	:	₹ 0.00
	Part IV Proposed construction	:	₹ 0.00
	<b>TOTAL.</b>	:	<b>₹ 4,65,68,300.00</b>
<b>Calculation:</b>			
<b>1</b>	<b>Construction</b>	:	
1.01	Built up Area of Residential Flat	:	1,223.00 Sq. Ft.
1.02	Rate per Sq. Ft.	:	₹ 3,000.00
1.03	Cost of Construction = (1.01x1.02)	:	<b>₹ 36,69,000.00</b>
<b>2</b>	<b>Value of property</b>	:	
2.01	Carpet Area of Residential Flat	:	1,019.00 Sq. Ft.
2.02	Rate per Sq. Ft.	:	₹ 45,700.00
2.03	Floor Rise Rate per Sq. Ft.	:	₹ 0.00
2.04	PLC Rate per Sq. Ft.	:	₹ 0.00
2.05	Total Rate per Sq. Ft.	:	₹ 45,700.00
2.06	Value of Residential Flat = (2.01x2.05)	:	<b>₹ 4,65,68,300.00</b>
<b>3</b>	<b>The value of the property.</b>	:	<b>₹ 4,65,68,300.00</b>

I certify that,

I/ my authorized representative, has inspected the subject property on 28.04.2023. Mr. Varam Vashi (Owner's Son) has shown the property.

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The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

There is no direct/ indirect interest in the property valued.

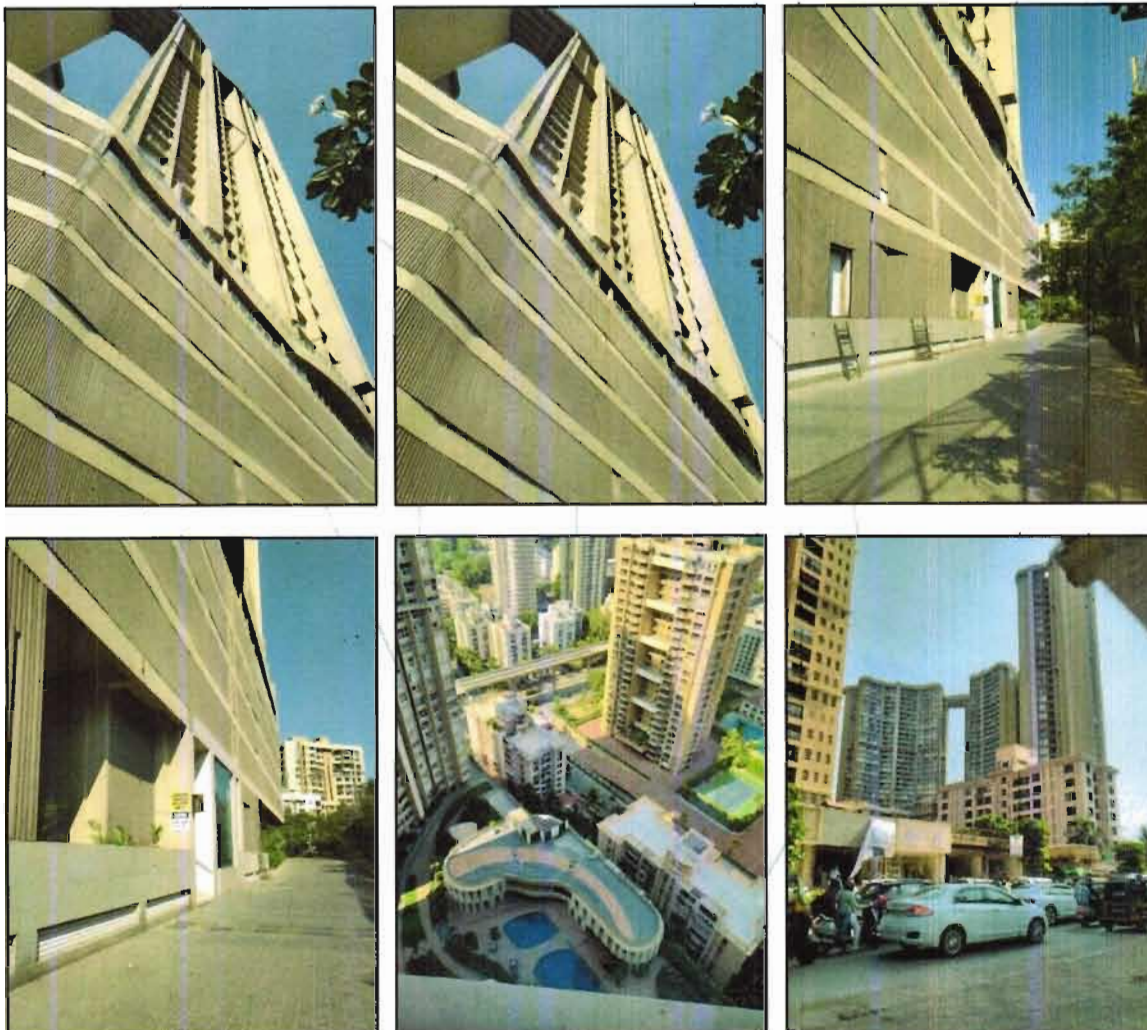
The fair value of the property as on 02.05.2023 is **₹ 4,65,68,300.00 (Rupees Four Crore Sixty Five Lakh Sixty Eight Thousand Three Hundred Only).**



## Actual site photographs



## Actual site photographs



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## Ready Reckoner Rate

**Department of Registration & Stamps**  
 Government of Maharashtra

**नोंदणी व मुद्रांक विभाग**  
 महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन  
 बाजारमूल्य दर पत्रक

Home
Valuation Rules
User Manual
Close

**Year**  
 20232024

**Annual Statement of Rates**

**Language**  
 English

**Selected District** मुंबई(उपनगर)

**Select Village** शोशिवरे ( अंधेरी )

**Search By**  Survey No  Location

**Enter Survey No**

उपविभाग	खुली खमीन	निवासी सपत्तिका	जमीन	पुक्के	नौजोफिक	एकक (Rs.)	Attribute
50/241 -पुभाग: उत्तरेकडे सधमी इंडस्ट्रीयल हॉस्टेड, व शपना घर सामधील 36.60 मी.वि.यो. रस्ता, पुर्वेकडे लिंक रोड, दक्षिण व पश्चिमेकडे गावाची हद्द.	140270	257590	296230	321990	257590	चौरस मीटर	सि टी एस नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	2,57,590.00			
Increase by 15% as Flat Located on 22 <sup>nd</sup> Floor	38,639.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>2,96,229.00</b>	<b>Sq. Mtr.</b>	<b>27,520.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	1,40,270.00			
The difference between land rate and building rate (A – B = C)	1,55,959.00			
Depreciation Percentage as per table (D) [100% - 6%] (Age of the Building – 6 Years)	94%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>2,86,871.00</b>	<b>Sq. Mtr.</b>	<b>26,651.00</b>	<b>Sq. Ft.</b>

### Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on unltls located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

**Table – D: Depreciation Percentage Table**

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C. Structure / other Pukka Structure	Cessed Building, Half or Semi – Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate

## Price Indicators

This screenshot shows a real estate listing on the Magicbricks website. The property is priced at ₹4.99 Cr. The listing includes several images of the interior and exterior of the building. Key details include:
 

- Price:** ₹4.99 Cr (₹24,95,000)
- Location:** Light House Colaba, Mumbai
- Property Type:** 2 BHK, 2 Bath, 3 Bedrooms, 1 Covered Parking
- Agent:** Aditya Real Estates
- Status:** Ready to Move
- Orientation:** East
- Floor:** 19 Out of 27 Floors
- Other Features:** Gym, Club, Health Club, Pool, Car Park, etc.

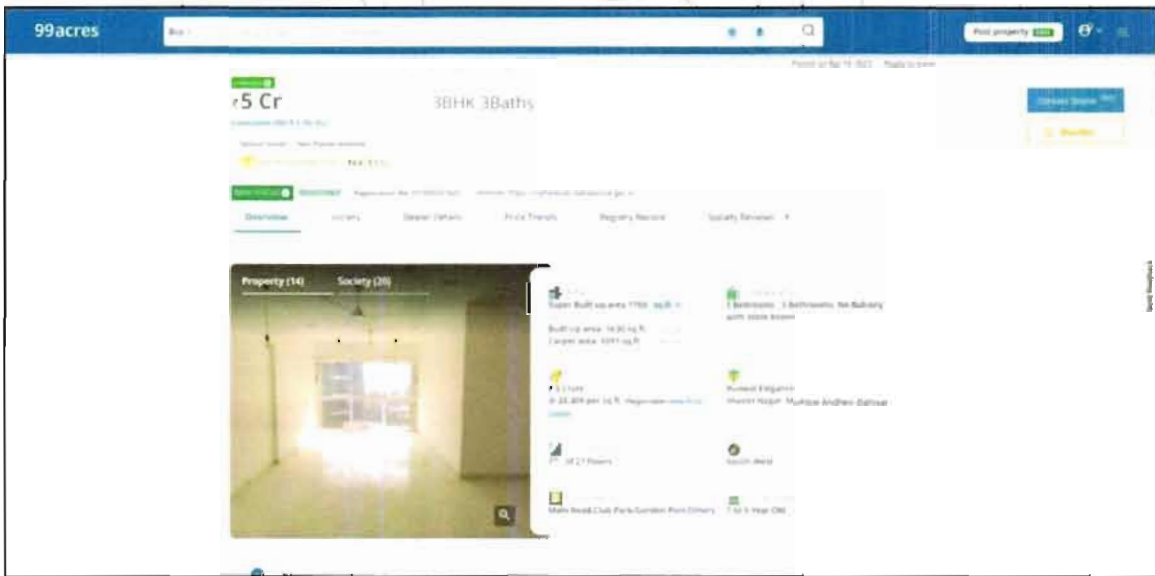
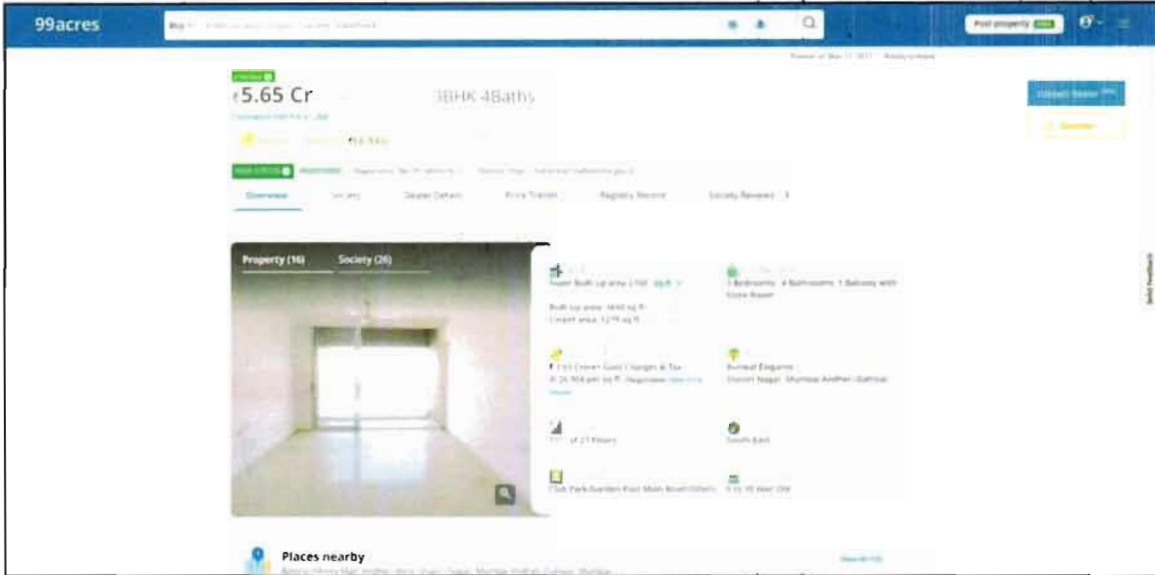
 The page also features a 'Contact Agent' button and a 'Download Brochure' link.

This screenshot shows another real estate listing on the Magicbricks website. The property is priced at ₹5.0 Cr. The listing includes several images of the interior and exterior of the building. Key details include:
 

- Price:** ₹5 Cr (₹25,00,000)
- Location:** 5th Cross, Sakinaka, Mumbai
- Property Type:** 2 BHK, 2 Bathrooms, 1 Covered Parking, 1000 sqft
- Agent:** Aditya Real Estates
- Status:** Ready to Move
- Orientation:** South
- Floor:** 3 Out of 3 Floors
- Other Features:** Gym, Club, Health Club, Pool, Car Park, etc.

 The page also features a 'Contact Agent' button and a 'Download Brochure' link.

## Price Indicators





## Sale Instance

3777322 29/04/2023 Note -Generated Through eSearch Module For original report please contact concern SRO office	<b>सूची क्र.2</b>	दुय्यम निबधक सह दु.नि. अंधेरी 1 दस्त क्रमांक : 3777 2023 नोदणी Regn 63m
<b>गावाचे नाव : ओशिवरा</b>		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	40015219	
(3) बाजारभाव, भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे.	31405372.8	
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन : सदनिका नं: 1206. माळा नं: 12 वा मजला. टॉवर बी. इमारतीचे नाव: रुणवाल एलिगंट. ब्लॉक नं: अंधेरी पश्चिम. मुंबई 400058. रोड लोखंडवाला. इतर माहिती: सोबत 2 कारपार्किंग. सदनिका क्षेत्रफळ 937 चौ फूट कार्पेट ( ( C.T.S. Number : 620 . . ) )	
(5) क्षेत्रफळ	104.50 चौ मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास. प्रतिवादिचे नाव व पत्ता	1) नाव - रुणवाल डेव्हलपर्स प्रायव्हेट लिमिटेड तर्फे संचालक सुजाता राव तर्फे ऑथोराईज्ड सिग्रेटरी दीपक शाह तर्फे मुखत्यार सुधीर पालव वय -65 पत्ता - प्लॉट नं - . माळा नं - . इमारतीचे नाव 5 वा मजला, रुणवाल अँड ओमकार ईस्केअर. सायन चुनाभट्टी सिप्रलच्या समोर सायन पूर्व मुंबई. रोड. ऑफ ईस्टर्न एक्सप्रेस हायवे. ब्लॉक नं. - . रोड नं - . महाराष्ट्र, MUMBAI पिन कोड -400022 पॅन नं -AAACR0395J	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास. प्रतिवादिचे नाव व पत्ता	1) नाव - फ्रिटझगेराल्ड डी सा वय -51. पत्ता - प्लॉट नं - . माळा नं - . इमारतीचे नाव. 807. टी. 3 रॉयल एम्पायर बेव्हरीली हिल्स कॉ ऑप हॉ सो . अंधेरी पश्चिम मुंबई. ब्लॉक नं - . रोड नं - . महाराष्ट्र. मुंबई पिन कोड -400053 पॅन नं -ABZPD3795P	
(9) दस्तऐवज करून दिल्याचा दिनांक	17 03 2023	
(10) दस्त नोदणी केल्याचा दिनांक	17-03-2023	
(11) अनुक्रमांक. खंड व पृष्ठ	3777 2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	2401000	
(13) बाजारभावाप्रमाणे नोदणी शुल्क	30000	
(14) शोरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील -		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद -	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

## Sale Instance

2311322 29/04/2023 Note -Generated Through eSearch Module,For original report please contact concern SRO office	<b>सूची क्र.2</b>	दुयम निबंधक : सह दु.नि. अंधेरी 1 दस्त क्रमांक 2347-2023 नोंदणी : Regn 63m
<b>गावाचे नाव : ओशिवरा</b>		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	78788804	
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे।	52817541.55	
(4) भू.मापन.पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 2003, माळा नं: 20 वा मजला.टॉवर ए. इमारतीचे नाव: रुणवाल एलिंगट. ब्लॉक नं: अंधेरी पश्चिम.मुंबई 400058. रोड नं: लोखंडवाला. इतर माहिती: सोबत 3 कारपार्किंग.सदनिका क्षेत्रफळ 1654.52 चौ फूट रेरा कार्पेट व बाल्कनी क्षेत्रफळ 75.89 चौ फूट रेरा कार्पेट.रेरा नं पी51800003620( ( C.T.S. Number - 620 . ) )	
(5) क्षेत्रफळ	176.90 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून देणा.या लिहून ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता	1). नाव -रुणवाल डेव्हलपर्स प्रायव्हेट लिमिटेड तर्फे संचालक सुजाता राव तर्फे ऑथोराईज्ड सिग्रेटरी दीपक शाह तर्फे मुखत्यार सुधीर पालब वय: 68 पत्ता -प्लॉट नं ., माळा नं ., इमारतीचे नाव: 5 वा मजला, रुणवाल अँड ओमकार ईस्केअर. सायन चुनभट्टी सिप्रलच्या समोर,सायन पूर्व मुंबई. रोड.ऑफ ईस्टर्न एक्सप्रेस हायवे. ब्लॉक नं. - रोड नं ., महाराष्ट्र, MUMBAI पिन कोड -400022 पॅन नं.-AAAACR0395J	
(8) दस्तऐवज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता	1). नाव -अरुण प्रभुदास शेठ वय -75, पत्ता -प्लॉट नं ., माळा नं ., इमारतीचे नाव 609, रेसिडेन्सी ए लोखंडवाला, अंधेरी पश्चिम मुंबई. ब्लॉक नं ., रोड नं ., महाराष्ट्र, मुंबई पिन कोड -400053 पॅन नं.-AAAAP33569A	
(9) दस्तऐवज करून दिल्याचा दिनांक	17 02 2023	
(10) दस्त नोंदणी केल्याचा दिनांक	17 02 2023	
(11) अनुक्रमांक. खंड व पृष्ठ	2347 2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	4727500	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेर		
मुल्यांकनासाठी विचारात घेतलेला तपशील -		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद -	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	





**DECLARATION OF PROFESSIONAL FEES CHARGED**

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

**VALUATION OF THE PROPERTY PREMISES**

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this particular purpose at **₹ 4,65,68,300.00** (Rupees Four Crore Sixty Five Lakh Sixty Eight Thousand Three Hundred Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO  
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: c=IN, ou=VASTUKALA CONSULTANTS PRIVATE LIMITED,  
ou=admin,  
2.5.4.20=8422b0c8a235a030b0c7a2a8103148014838413111  
5279817a1805652, postalCode=400091, st=Maharashtra,  
serialNumber=41a5a658a6b0c08b02a5a8fca31a031031b2100  
4e287c2f9a3270a2101c, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.09.02 15:28:12 +05:30'

Auth. Sign.

Director

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

TZCBL Emp. No. Ref: ZCBL/CO/AUD/19-20/100

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